

East Bay Condominium Association
Board Meeting Minutes
September 23, 2025

- I. Call to Order – The meeting was called to order at 4:03 pm via Zoom.
- II. Roll Call / Quorum
 - A. Board members present via Zoom were Tanya Wagner, Jared Hammond, Doug McCartney, Vicki Johnson and Udo Lang. Representing Summit Resort Group was Deb Borel. A quorum was present.
- III. Approval of Minutes from the last Board Meeting
 - A. The Board reviewed the meeting minutes of the August 18, 2025 Board Meeting. Vicki made a motion to approve the minutes as presented. Jared seconded, and the motion carried.
- IV. Financial Report
 - A. July 31, 2025 Close Financials
 - i. As of July 2025 close, the Association had an operating balance of \$14,585.55 and a reserve balance of \$81,634.45.
 - ii. As of July 2025 close, the Association is \$3,800.25 under budget in Operating expenses.
 - iii. All Owners are current with Dues, and all Reserve contributions have been made this fiscal year.
 - B. 2026 Proposed Budget Options – After review of the 2026 budget options, Vicki made a motion to approve the budget with changes to cable and insurance making dues total \$650/month per unit. Doug seconded, and the motion carried. Udo was opposed.
- V. Ratify Actions via Email

There has been no action taken via email since the August 2025 board meeting.
- VI. Old Business
 - A. Parking Lot Patch – This will be discussed via email after a bid is received.
 - B. Pine Tree Removal – Tabled until Springtime
 - C. Comcast – The board reviewed the contract to renew TV and Internet service. This will be discussed with owners at the annual meeting and the board will approve either cable and internet or internet only at the board meeting following the annual meeting.
 - D. Cameras are on backorder.

VII. New Business

- A. Snow Removal – The board reviewed a snow removal bid from EJ's Property Management and Maintenance. Tanya made a motion to approve the bid as presented. Vicki seconded, and the motion carried.
- B. 2025 Annual Meeting Notice Review and Approval – This will be approved via email after changes to the budget are made.

VIII. Next Meeting Date

The Board will meet on Tuesday, November 4, 2025 following the annual meeting to elect officers.

IX. Adjournment

A motion was made and seconded to adjourn at 5:19 pm.

Approved by:_____ Date:_____